

Open Space Preservation Development (OSPD)

within Article XVIII

SHORT NOTES

Purpose

- Maintain and preserve rural character
- Preserve large contiguous parcels – in existing natural state
- Provide for diversity of housing types
- Enable economic and efficient street & utility construction and maintenance
- Provide for connected corridors of open land
- Protect scenic vistas and undeveloped expanses

Requires Conditional Use Permit

- complies with purposes of OSPD *and*
- complies with standards of OSPD *and*
- is determined to be superior in design to a conventional subdivision with regard to protection of natural features and scenic resources *and*
- reasonable conditions may be attached to insure intents and purposes *and*
- to be approved only if all standards are met

General Description

- overall density not greater than conventional subdivision
- dwelling units located more closely together
- reduced lot sizes
- all lands not dedicated to building lots or street right-of-ways are dedicated as permanently-preserved open space

Permitted Housing

Single Family development with lot subdivisions of parcels greater than 6 acres
and/or

Single Family, Duplex, and Townhouses with lot subdivisions greater than 12 acres

Density Standard

Number of lots or home must be equal to or less than the number allowed for a conventional subdivision unless otherwise noted as BONUS lots with lot subdivisions of parcels greater than 20 acres

Public Access - 5% bonus lots

Open Fields of greater than 5 acres are preserved – 5%

Roadway Buffers of 250 feet on frontages greater than 250 feet – 5%

Open Space Standard

- all lands not dedicated to building lots or street right-of-ways are dedicated as permanently-preserved open space and
- -at least 50% of the upland portion must be reserved as common space and
- -at least 50% of the reserved open space must consist of soils with slopes less than 15% and
- -any proposed use of open space must be specified in the application and
- -arranged layout so as to protect valuable natural and cultural environments and
- -shall be in large blocks, shall be contiguous with open space of similar character on adjoining lots, where feasible parcels shall be linked by trails, generally greater than 3 acres, at least 200 width, with length to width ratio no greater than 4:1 and
- -permanently protected by covenants and restrictions approved by the Conservation Commission and
- -a minimum buffer of undisturbed vegetation of 50 feet on the outer perimeter of the land must be created

Building Lot Standard

minimum lot size

$\frac{3}{4}$ acre or 32,670 sq ft per dwelling unit

minimum frontage = 100 feet to 140 feet

minimum setbacks

Front = 20 feet to 40 feet

Side = 15 feet to 35 feet

Rear = 30 feet to 50 feet

(minimum lot frontage and setbacks are based on the # of dwelling units if multi-family)

Approval Standard

-The layout and configuration must be approved by PB – must demonstrate preservation of open land without distracting from character of neighborhood and without seriously diminishing the value of surrounding property

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2 of 2

This information was compiled as a summary of key elements of Fremont's Zoning Ordinance; these shortened notes should not be considered as being fully representative of the zoning ordinance and as such the ordinance should be consulted for full interpretation and understanding of zoning aspects.